

PB# 99-29

**Duffer's Hide-A-Way
(Site Plan)**

9-1-25.21

Approved 11/10/99

DATE October 8, 1999 RECEIPT 131180RECEIVED FROM Duffer's Hide-A-Way, Inc.

Address

One Hundred and 00/100 DOLLARS \$ 100.00FOR Planning Board Application Fee
#99-29

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	# 1001
AMOUNT PAID		CHECK	100 00
BALANCE DUE		MONEY ORDER	

Talon Clerk

BY Dorothy H. HansonDATE November 1, 1999 RECEIPT 082233RECEIVED FROM Duffer's Hide-A-Way Inc.

Address

One Hundred and 00/100 DOLLARS \$ 100.00FOR Planning Board Approval
Fee # 99-29

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	# 1080
AMOUNT PAID		CHECK	100 00
BALANCE DUE		MONEY ORDER	

Talon Clerk

BY Dorothy H. Hanson
DS

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/10/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 99-29

NAME: DUFFERS HIDE-A-WAY DRIVING RANGE - PHASE I
APPLICANT: IMPELLITTIERRE, GERALD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/07/1999	REC. CK. #1002	PAID		750.00	
10/13/1999	P.B. ATTY. FEE	CHG	35.00		
10/13/1999	P.B. MINUTES	CHG	45.00		
11/05/1999	P.B. ENGINEER FEE	CHG	216.50		
11/10/1999	RET. TO APPLICANT	CHG	453.50		
		TOTAL:	750.00	750.00	0.00

L.R. 11/10/99

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/10/1999

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LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 99-29

NAME: DUFFERS HIDE-A-WAY DRIVING RANGE - PHASE I
APPLICANT: IMPELLITTIERRE, GERALD

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/10/1999	PLANS STAMPED	APPROVED
10/13/1999	P.B. APPEARANCE	APPROVED PHASE I
10/13/1999	P.B. APPEARANCE CONTINUED	REFER PHASE II - ZBA
10/06/1999	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/10/1999

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 99-29

NAME: DUFFERS HIDE-A-WAY DRIVING RANGE - PHASE I

APPLICANT: IMPELLITTIERRE, GERALD

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	10/07/1999	EAF SUBMITTED	10/07/1999	WITH APPLIC
ORIG	10/07/1999	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	10/07/1999	LEAD AGENCY DECLARED . TOOK LEAD AGENCY FOR PHASE I & II	10/13/1999	TOOK L A
ORIG	10/07/1999	DECLARATION (POS/NEG) . DECLARE NEGATIVE DECLARATION FOR PHASE I ONLY	10/13/1999	DEC NEG DEC
ORIG	10/07/1999	SCHEDULE PUBLIC HEARING	/ /	
ORIG	10/07/1999	PUBLIC HEARING HELD	/ /	
ORIG	10/07/1999	WAIVE PUBLIC HEARING . WAIVED PUBLIC HEARING FOR PHASE I ONLY	10/13/1999	WAIVE PH
ORIG	10/07/1999	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/10/1999

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LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 99-29

NAME: DUFFERS HIDE-A-WAY DRIVING RANGE - PHASE I
APPLICANT: IMPELLITTIERRE, GERALD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/13/1999	APPROVAL - PHASE I ONLY	CHG	100.00		
10/28/1999	REC. CK. #1020	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/05/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 99-29

NAME: DUFFERS HIDE-A-WAY DRIVING RANGE - PHASE I
APPLICANT: IMPELLITTIERRE, GERALD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/05/1999	2% OF COST EST. \$4,330.00	CHG	86.60		
11/05/1999	REC. CK. # 1021	PAID		86.60	
		TOTAL:	86.60	86.60	0.00

P. Zappalo

AS OF 11/04/99

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CHRONOLOGICAL JOB STATUS REPORT

JOB 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT NEWWIN - TOWN OF NEW WINDSOR

TASK 99-29

FOR WORK DONE PRIOR TO 11/04/99

TASK-NO	REF	DATE	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS	TIME	DOLLARS		BALANCE
									EXP	BILLED	
99-29	162579	09/27/99	TIME	MJE	MC TC/SHAW BUFFERS	75.00	0.30	22.50			
99-29	162586	09/29/99	TIME	MJE	MC TC/SHAW BUFFERS	75.00	0.30	22.50			
99-29	162588	10/06/99	TIME	MJE	WS BUFFERS 5/P	75.00	0.40	30.00			
99-29	162709	10/07/99	TIME	MJE	MC BUFFERS W/SHAW	75.00	0.30	22.50			
99-29	162759	10/13/99	TIME	MJE	MN BUFFERS PHI FINAL APP	75.00	0.10	7.50			
99-29	163002	10/13/99	TIME	MJE	MC BUFFERS	75.00	0.60	45.00			
99-29	163114	10/13/99	TIME	MJE	CL BUFFERS HIGH RWV C	28.00	0.50	14.00			
99-29	164323	10/28/99	TIME	MJE	MC BUFFERS WITH SHAW	75.00	0.20	15.00			
99-29	164519	11/04/99	TIME	MJE	MC Buffers cost est rev	75.00	0.50	37.50			
TASK TOTAL								216.50	0.00	0.00	216.50
GRAND TOTAL								216.50	0.00	0.00	216.50

Shaw Engineering

Consulting Engineers

October 28, 1999

744 Broadway
P.O. Box 2569
Newburgh, New York 12550
[914] 561-3695

Chairman James Petro and
Members of the Planning Board
TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, New York 12553

Re: New Golf Driving Range Enclosure For
Duffers Hide-A-Way, Inc. – **Phase 1**
Windsor Highway, New Windsor, N.Y.

Gentlemen:

We have presented below for your consideration our Construction Estimate for the site improvements for the New Golf Driving Range Enclosure For Duffers Hide-A-Way, Inc. Our estimate is as follows:

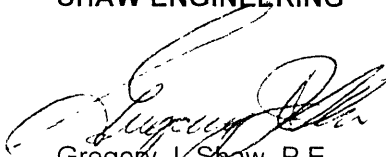
CONSTRUCTION ESTIMATE

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Macadam Pavement & Walks	223 S.Y.	\$ 10	\$ 2,230
Pavement Markings	551 L.F.	\$.40	\$ 220
Handicap Sign/Striping	2	\$ 100	\$ 200
Wheelstops	33	\$ 10	\$ 330
Handicap Railing	90 L.F.	\$ 15	\$ 1,350
Total			\$ 4,330

Should this Estimate be acceptable to your Board, my client will pay the 2% inspection fee of \$86.60.

Respectfully submitted,

SHAW ENGINEERING



Gregory J. Shaw, P.E.
Principal

GJS:mmv

cc: Gerald I. Impellittiere, Duffers Hide-A-Way, Inc.

RESULTS OF P. MEETING OF: October 13, 1979

Phase I + II
PROJECT: Wofford's Site Plan P.B.# 97-27

I + II
LEAD AGENCY: Phase I only

NEGATIVE DEC: Phase I only

1. AUTHORIZE COORD LETTER: Y__ N__

M) 11 S) 11 VOTE: A 5 N 0

2. TAKE LEAD AGENCY: Y ✓ N__

CARRIED: YES ✓ NO__

M) 11 S) 11 VOTE: A 5 N 0

CARRIED: YES ✓ NO__

Phase I - only (structure)
WAIVE PUBLIC HEARING: M) 11 S) 11 VOTE: A 5 N 0 WAIVED: Y ✓ N__

SCHEDULE P.H. Y__ N ✓

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M) 11 S) 11 VOTE: A 5 N 0 Phase II - only

RETURN TO WORK SHOP: YES__ NO__

APPROVAL: Phase I only

M) 11 S) 11 VOTE: A 5 N 0 APPROVED: 10-13-79

M)__ S)__ VOTE: A__ N__ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<u>Bond Estimate needed</u>
<u>Phase II - Send to Z.B.A</u>

DUFFER'S HIDE-A-WAY SITE PLAN (99-29)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: This application is submitted as a two phase request, Phase 1 involves reconstruction of the driving range enclosure on the north side of the property as well as related site improvements. Phase 2 involves construction of an additional 20 parking spaces along the front of the site. Don't you need the 20 spaces for the enclosure?

MR. SHAW: No, and I'll get to that in a second. What we have elected to do is to break this application up into two phases, again, as I just explained, there's an existing enclosure now on the site. Mr. Impellitieri, who is the golf pro and owner of the property, what he'd like to do is to demolish the structure and construct a new golf driving range enclosure. It would be approximately the same size as that which exists, the same height and it would have the same setback distance.

MR. PETRO: Two stories or shoot off the roof of that?

MR. SHAW: Presently, you tee balls below and then there's an elevated tee, not part of the structure, two separate and distinct teeing areas, one inside the structure, one above it. With this new proposal, there will be one inside the structure, one on top of the structure, so basically, we're taking the two areas that are in close proximity incorporating them into one structure. With respect to compliance with the zoning and again, just for Phase 1, we're required to provide a 50 foot side yard setback. In this particular case, we're providing 16 feet. That's the existing side yard setback so we're treating that, we hope you would concur as an existing non-conforming condition.

MR. PETRO: Is the height changing, that's the existing building now, is the height going to be increased over that height?

MR. SHAW: The height is going to increase maybe but by

a foot, if that, but again, we would need a variance for that because we're allowed, if you'd bear with me, 18 feet and we're only going to be 12 feet.

MR. PETRO: With both stories?

MR. SHAW: Correct.

MR. PETRO: One story, an open top story?

MR. SHAW: Correct, with an open top, basically, you're going to be teeing balls off it, the lower level will be enclosed and the upper level will not. So with respect to do we have enough parking, again, we're treating that as an existing non-conforming condition. And we can jump back to Phase 1, I'd just like to touch on Phase 2 and then we can, you know, get into the details and phase. In Phase 2, what we'd like to do not only with the expansion of the golf driving range enclosure is to create more parking spaces and with those parking spaces, we're going to have to extend the parking area closer to Route 32. In your zoning ordinance, under Section 48-21 (a), the zoning law requires a minimum of 25 feet from the parking area to the nearest property line. We're going to be encroaching into that area. Additionally, there's a development coverage limitation of 10 percent, presently we're at 14.6 percent, but again, that's an existing non-conforming condition. But with the additional parking, we're going to be increasing that. We're going to be increasing it from 14.6 to 15.5, less than a one percent increase, but it will be an increase. So what we'd like to do is to ask this board for site plan approval for Phase 1 to allow the demolition of the structure and the construction of the structure this fall, and with that, a rejection on Phase 2 to allow us to go to the Zoning Board of Appeals to get a variance to build the parking area within 25 feet of the nearest property line and to increase the development coverage to a maximum of 15.5 percent as I said 9/10 of a percent increase from what's there now.

MR. LUCAS: How much closer are you going to be to the road?

MR. SHAW: If you look on the schedule. You'll see the existing is 112 feet--talking structure or the parking?

MR. LUCAS: Parking.

MR. SHAW: Parking will be within five feet.

MR. LUCAS: Retaining wall?

MR. SHAW: There's going to be a retaining wall, yes, not along the entire length, but maybe the southerly half.

MR. PETRO: Mark, this C zone you're allowed 10 percent coverage, that doesn't make too much sense.

MR. EDSALL: It doesn't make sense to me as well, but that's what's on the table.

MR. PETRO: On that whole property he's allowed 10 percent coverage?

MR. EDSALL: That's correct.

MR. PETRO: So when he goes to the zoning board, he's going to need relief from that and the property line or both?

MR. EDSALL: Yes, setback.

MR. PETRO: Realizing he's only increasing from 14 to 15.5, it's really, I think--

MR. ARGENIO: Ten percent seems low.

MR. PETRO: If I had a large piece of property like that and somebody said you can only use 10 percent, I wouldn't be happy.

MR. SHAW: In the zoning board, as they refer to courses and this is a golf driving range, it's a different beast, if you have a golf course, you have a hundred acre minimum, ten percent of a hundred acres you can work within that number but because there's no

specific definition for driving range, we had to put it in a golf course category and that kicked in the ten percent.

MR. PETRO: But it's not all course golf, not even all golf course related, you have batting cages, pro shop, office retail sales, seems like something should have been figured out so he didn't have to go in the category.

MR. ARGENIO: Do you need relief for Phase 2, you said for the parking area setback?

MR. SHAW: Correct, because of certain sections in your zoning law, 48-21 (a), we cannot put a parking area for a golf course within 25 feet of a property line.

MR. ARGENIO: And you do or do not need to for Phase 1?

MR. SHAW: We do not need it for Phase 1, but we do for Phase 2.

MR. PETRO: Let me ask you this, Mike, pay attention please, the plan as it's shown now the structure on this plan as it stands or the one you're going to build.

MR. SHAW: As it sits on drawing 1, which is an overall law layout of the site and drawing 3 that will be proposed, that's what we'd like to build. Drawing 2 is physically what's there now, so you can compare, so you can see where one structure is and where we're going to build the new structure.

MR. PETRO: One of the reasons I'm asking drawing number 3 so we're going to stamp a plan, it's going to be this plan, but the parking remains as is now?

MR. SHAW: Correct, there's no additional parking with Phase 1.

MR. PETRO: So we're only looking at Phase 1 now?

MR. SHAW: Correct, and the rejection of Phase 2 to allow us to go to the zoning board.

MR. EDSALL: That's the easiest way to handle it. What I have done, this is in comments under comments 3, 4, 5 and 6, I have outlined which of those comments apply to what phases, so you can take action specific for the phases that are involved.

MR. PETRO: Well, I would suggest to the board what with we'll do is go through our procedure, starting with lead agency for Phase 1 which will be in only for the demolition and construction of the new building for the teeing of the golf balls, nothing to do with parking whatsoever.

MR. EDSALL: Jim--

MR. LUCAS: I'll put that into a motion.

MR. EDSALL: For the SEQRA, as I say in comment 1, you've got to do it for the total project because you're going to assume lead agency, say we're going to be lead agency for everything, because you don't want to segment it, which is a bad word under SEQRA, then you can make a decision for the finding separately.

MR. PETRO: Make that as a motion.

MR. LUCAS: For the lead agency for the whole project.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Duffer's Hide-A-Way site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. LANDER: Mr. Shaw, one question, are you going to use the same foundation for this building?

MR. SHAW: No, it's going to be in a slightly different location. The structure right now, as I said before, is 112 feet from the property line. This one's going to be 100 feet from the property line, so it's going to be entirely new construction.

MR. LANDER: So you're making it larger?

MR. SHAW: I'm not sure if I'm making it larger because as I pull it back, they are pretty close in dimension.

MR. PETRO: Next decision here is on the public hearing and again, at this point, we can only look at the public hearing on this structure because we have to have, it has to go to the zoning board cause we can't do a public hearing anyway on the other one, so just at the structure as far as public hearing would be required.

MR. ARGENIO: For Phase 1, is that correct?

MR. PETRO: For Phase 1 only, which Phase 1 is the structure only and this is permitted use in the zone.

MR. BABCOCK: Yes.

MR. PETRO: And we have, what's on the other side, what's lands of Kim, what's there?

MR. SHAW: On the south side is the Safety Storage and on the north side are the apple orchards, I think they're apples.

MR. EDSALL: Yes.

MR. LUCAS: East side is also the orchard.

MR. PETRO: It's already existing, I think it's almost a renovation as far as I'm concerned.

MR. SHAW: That's all it is.

MR. PETRO: I don't see it as a major threat.

MR. SHAW: Just trying to upgrade and improve the facilities.

MR. PETRO: Taking it down and putting it back up.

MR. SHAW: Yeah, new, modern structure.

MR. LUCAS: Well, we have to distinguish ourselves between the two phases.

MR. PETRO: Only for the building for the public hearing.

MR. LUCAS: So what do we need?

MR. PETRO: Motion to waive the public hearing.

MR. LUCAS: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for the Duffer's Hide-A-Way site plan on 32. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Now, as far as the negative dec goes, again we're going to do it for the whole project.

MR. EDSALL: You can only deal with Phase 1 at this point and I think you already have discussed that the magnitude is very minor, it's more of a reconstruction, so I would think there's no significant impact to consider.

MR. PETRO: Motion to declare negative dec.

MR. LANDER: So moved.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQR process. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: We have highway approval on 10/8/99 and we have fire approval on 10/13/99. And again, this is for the Phase 1 part of the project which once again is for the construction or reconstruction of the driving range building and nothing to do with the parking lot that's to be constructed. Is there a motion for final approval and this would be subject to a bond estimate being submitted to the New Windsor engineer for site plan?

MR. LUCAS: Make it.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Duffer's Hide-A-Way site plan for the construction of the teeing building, new golf driving range enclosure that's shown on the map subject to the bond estimate being submitted. Is there any further discussion from the board members? The DOT is not involved, we're not changing anything out front, right, with the curb cut?

MR. SHAW: No, we're not.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: On to the second part of the application, he also wants to construct a parking lot which encroaches the front yard setback, which is required by law to be greater than what he has and what was the other portion of it?

MR. SHAW: To increase the zone coverage.

MR. PETRO: 14 to 15 percent, approximately, so with that, we need a motion for final approval.

MR. LUCAS: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Duffer's Hide-A-Way site plan on Route 32. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	NO
MR. BRESNAN	NO
MR. LUCAS	NO
MR. LANDER	NO
MR. PETRO	NO

MR. PETRO: At this time, you have been referred to the New Windsor Zoning Board for the necessary variances. Once you have received those variances and wish to appear before this board again, you may do so.

MR. EDSALL: Mr. Chairman, it may help them to have something in the record relative to the two variances, if you think they are appropriate, cause I know the ZBA

asked Mike, Mike and I discussed it, normally, the 25 foot setback for parking lots is really meant to protect residential properties which normally in many cases surround recreational golf courses and so on, the 25 foot setback is against the state highway, so I don't believe that that same concern exists and relative to the development coverage, the board may want to let the zoning board know that you have, you believe it's important to ensure that there's adequate parking so parking doesn't start to occur on the state highway. So if you concur, that will be in the minutes and it may help them with conveying that.

MR. PETRO: So noted and we concur.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

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- ☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@ptd.net

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: DUFFER'S HIDE-A-WAY SITE PLAN
PROJECT LOCATION: NYS ROUTE 32
SECTION 9-BLOCK 1-LOT 25.21
PROJECT NUMBER: 99-29
DATE: 13 OCTOBER 1999
DESCRIPTION: THE APPLICATION IS SUBMITTED AS A TWO (2) PHASE REQUEST. PHASE I INVOLVES RECONSTRUCTION OF THE DRIVING RANGE ENCLOSURE ON THE NORTH SIDE OF THE PROPERTY, AS WELL AS RELATED SITE IMPROVEMENTS. PHASE II INVOLVES CONSTRUCTION OF AN ADDITIONAL TWENTY (20) PARKING SPACES ALONG THE FRONT OF THE SITE.

1. The property is located within the Design Shopping (C) Zoning District of the Town. The proposed A-17 use is permitted by right. The "required" bulk information shown on the plan is correct for the zone and use.

Phase I is in compliance with these regulations, with a pre-existing non-conforming side yard setback to the north. Phase II results in an increased non-conformance for development coverage, which would require a referral to the Zoning Board of Appeals for necessary action.

2. It is my opinion that the Planning Board can proceed with the review of the Phase I reconstruction of the driving range enclosure, with associated reconstructed walkway. The Planning Board should proceed through the procedural actions noted below before considering final approval of Phase I of this application.

Regarding Phase II, no approval can be considered at this time, since a referral to the Zoning Board of Appeals is necessary.

3. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process (applicable to both Phases I and II).

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENT
PAGE 2**

REVIEW NAME: DUFFER'S HIDE-A-WAY SITE PLAN
PROJECT LOCATION: NYS ROUTE 32
SECTION 9-BLOCK 1-LOT 25.21
PROJECT NUMBER: 99-29
DATE: 13 OCTOBER 1999

4. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan Amendment**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law (discuss for both Phase I and Phase II).
5. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance (Phase I only at this time).
6. The Planning Board should require that a **bond** estimate be submitted for this **Site Plan** in accordance with Paragraph A(1)(g) of Chapter 19 of the Town Code (Phase I only at this time).

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:DUFFERS.mk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/13/1999

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 99-29

NAME: DUFFERS HIDE-A-WAY DRIVING RANGE
APPLICANT: IMPELLITTIERRE, GERALD

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	10/07/1999	MUNICIPAL HIGHWAY	10/08/1999	APPROVED
ORIG	10/07/1999	MUNICIPAL WATER	10/12/1999	APPROVED
ORIG	10/07/1999	MUNICIPAL SEWER	/ /	
ORIG	10/07/1999	MUNICIPAL FIRE	10/13/1999	APPROVED
ORIG	10/07/1999	NYS DOT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/13/1999

PAGE: 1

LISTING OF PLANNING BOARD **ACTIONS**

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 99-29

NAME: DUFFERS HIDE-A-WAY DRIVING RANGE
APPLICANT: IMPELLITTIERRE, GERALD

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/06/1999	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/08/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 99-29

NAME: DUFFERS HIDE-A-WAY DRIVING RANGE
APPLICANT: IMPELLITTIERRE, GERALD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/07/1999	REC. CK. #1002	PAID		750.00	
			-----	-----	-----
		TOTAL:	0.00	750.00	-750.00





1765

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED

N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER:

99-29

DATE PLAN RECEIVED:

RECEIVED OCT - 7 1999

The maps and plans for the Site Approval ☒

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason _____

W. James Sullivan
HIGHWAY SUPERINTENDENT

10/6/99
DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 00-100

DATE PLAN RECEIVED: RECEIVED OCT - 7 1999

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

Duff's Hide-a-Way has been

reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

This property has town water
Call for mark-out if necessary

HIGHWAY SUPERINTENDENT _____ DATE _____

Steve J. Davis 10-12-99
WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____

INTER-OFFICE CORRESPONDENCE

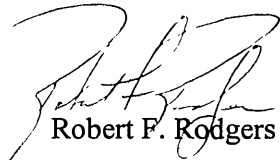
TO: Town Planning Board
FROM: Town Fire Inspector
SUBJECT: Duffer's Hide-A-Way, Inc.
DATE: 13 October 1999

Planning Board Reference Number: PB-99-29
Dated: 7 October 1999
Fire Prevention Reference Number: FPS-99-12

A review of the above referenced subject site plan was conducted on 13 October 1999.

This site plan is acceptable.

Plans Dated: 7 October 1999



Robert F. Rodgers



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1.3

TOWN/VILLAGE OF NEW WINDSOR P/B. # -

WORK SESSION DATE: 6 OCT 99 APPLICANT RESUB.
REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: ~~Robert (United Rental) Rental Trucks~~

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: John (Shaw)

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP. Bob
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

exit Ritters - reconstruct trees slightly different
- add 'l parking area - requires variance - lot
add handrail @ O ramp cus. 4
fix bulk table 18' ht.
exit
need app tomorrow for next week's mtg

CLOSING STATUS

X Set for agenda IF FULL APP
possible agenda item

Discussion item for agenda

X ZBA referral on agenda

pbwsform 10MJ98



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan ☒ Special Permit _____

Tax Map Designation: Sec. 9 Block 1 Lot 25.21

1. Name of Project New Golf Driving Range Enclosure For Duffers Hide-A-Way
2. Owner of Record Gerald I. Impellittere, Jr Phone 562-8310
Address: c/o Huffers Hide-A-Way 139 Windsor Highway, New Windsor, N.Y.
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant Same As Applicant Phone _____
Address: _____
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan Gregory J. Shaw, P.E. Phone 561-3695
Address: 744 Broadway, Newburgh, N.Y. 12550
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street Name & Number) (Post Office) (State) (Zip)
6. Person to be notified to appear at Planning Board meeting:
Gregory J. Shaw, P.E. 561-3695
(Name) (Phone)
7. Project Location:
On the east side of Windsor Highway 1,300 feet
(Direction) (Street) (No.)
north of Union Avenue
(Direction) (Street)
8. Project Data: Acreage 6.76 Zone C School Dist. Newburgh Enlarged

PAGE 1 OF 2

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

99-29

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9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No x

***This information can be verified in the Assessor's Office.**

***If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) Removal and replacement of existing golf driving range enclosure, and an expansion of the parking area

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no x

12. Has a Special Permit previously been granted for this property? yes _____ no x

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

30th DAY OF September 1999

[Signature]
APPLICANT'S SIGNATURE

Linda A. Ricotta
NOTARY PUBLIC

LINDA A. RICOTTA
NOTARY PUBLIC, State of New York
No. 4836463
Qualified in Dutchess County
Term Expires 5-4-2002

Please Print Applicant's Name as Signed

TOWN USE ONLY:

RECEIVED OCT - 7 1999

DATE APPLICATION RECEIVED

99-29

APPLICATION NUMBER

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

RECEIVED OCT - 7 1999

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

1. X Site Plan Title
2. X **Provide 4" wide X 2" high box directly above title block
(preferably lower right corner) for use by Planning Board in
affixing Stamp of Approval (ON ALL PAGES OF SP)**
3. X Applicant's Name(s)
4. X Applicant's Address
5. X Site Plan Preparer's Name
6. X Site Plan Preparer's Address
7. X Drawing Date
8. X Revision Dates
9. X Area Map Inset and Site Designation
10. * Properties within 500' of site
11. * Property Owners (Item #10)
12. X Plot Plan
13. X Scale (1" = 50' or lesser)
14. X Metes and Bounds
15. X Zoning Designation
16. X North Arrow
17. X Abutting Property Owners
18. X Existing Building Locations
19. X Existing Paved Areas
20. X Existing Vegetation
21. X Existing Access & Egress

PROPOSED IMPROVEMENTS

- 22. * Landscaping
- 23. * Exterior Lighting
- 24. * Screening
- 25. NA Access & Egress
- 26. X Parking Areas
- 27. NA Loading Areas
- 28. X Paving Details (Items 25 - 27)
- 29. NA Curbing Locations
- 30. NA Curbing through section
- 31. NA Catch Basin Locations
- 32. NA Catch Basin Through Section
- 33. NA Storm Drainage
- 34. NA Refuse Storage
- 35. NA Other Outdoor Storage
- 36. NA Water Supply
- 37. NA Sanitary Disposal System
- 38. NA Fire Hydrants
- 39. X Building Locations
- 40. X Building Setbacks
- 41. NA Front Building Elevations
- 42. X Divisions of Occupancy
- 43. NA Sign Details
- 44. X Bulk Table Inset
- 45. X Property Area (Nearest 100 sq. ft.)
- 46. X Building Coverage (sq. ft.)
- 47. X Building Coverage (% of total area)
- 48. X Pavement Coverage (sq. ft.)
- 49. X Pavement Coverage (% of total area)
- 50. X Open Space (sq. ft.)
- 51. X Open Space (% of total area)
- 52. X No. of parking spaces proposed
- 53. X No. of parking spaces required

99-29

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REFERRING TO QUESTION 9 ON THE APPLICATION FOR "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. NA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. NA A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

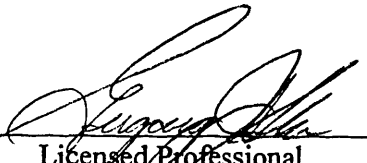
"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  Sept. 28, 1999
Licensed Professional Date

PROJECT I.D. NUMBER

617.21

SEQR

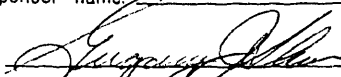
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>Gerald I. Impellittere, Jr.</u>	2. PROJECT NAME <u>New Golf Driving Range Enclosure For</u>
3. PROJECT LOCATION: Municipality <u>Town of New Windsor</u> County <u>Duffers Hide-A-Way</u> <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>139 Windsor Highway</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>The removal and replacement of an existing golf driving range enclosure, and an expansion of the parking area</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>6.76</u> acres Ultimately <u>6.76</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Gerald I. Impellittere, Jr.</u>	Date: <u>Sept. 28, 1999</u>
Signature: <u></u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

99-20

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PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD, NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☒ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

No

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

No

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

No

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
☐ Yes ☒ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Town of New Windsor Planning Board
Name of Lead Agency

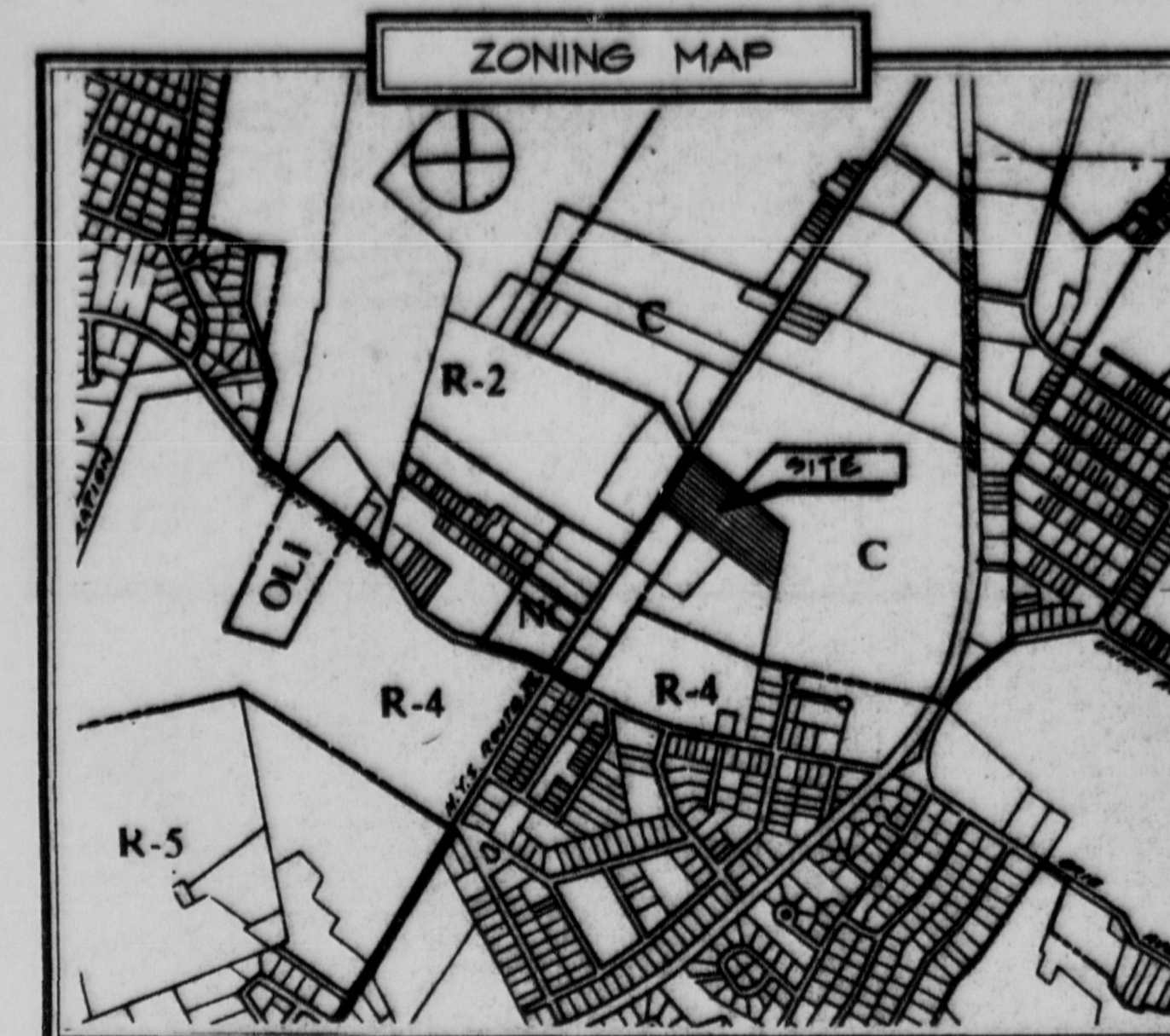
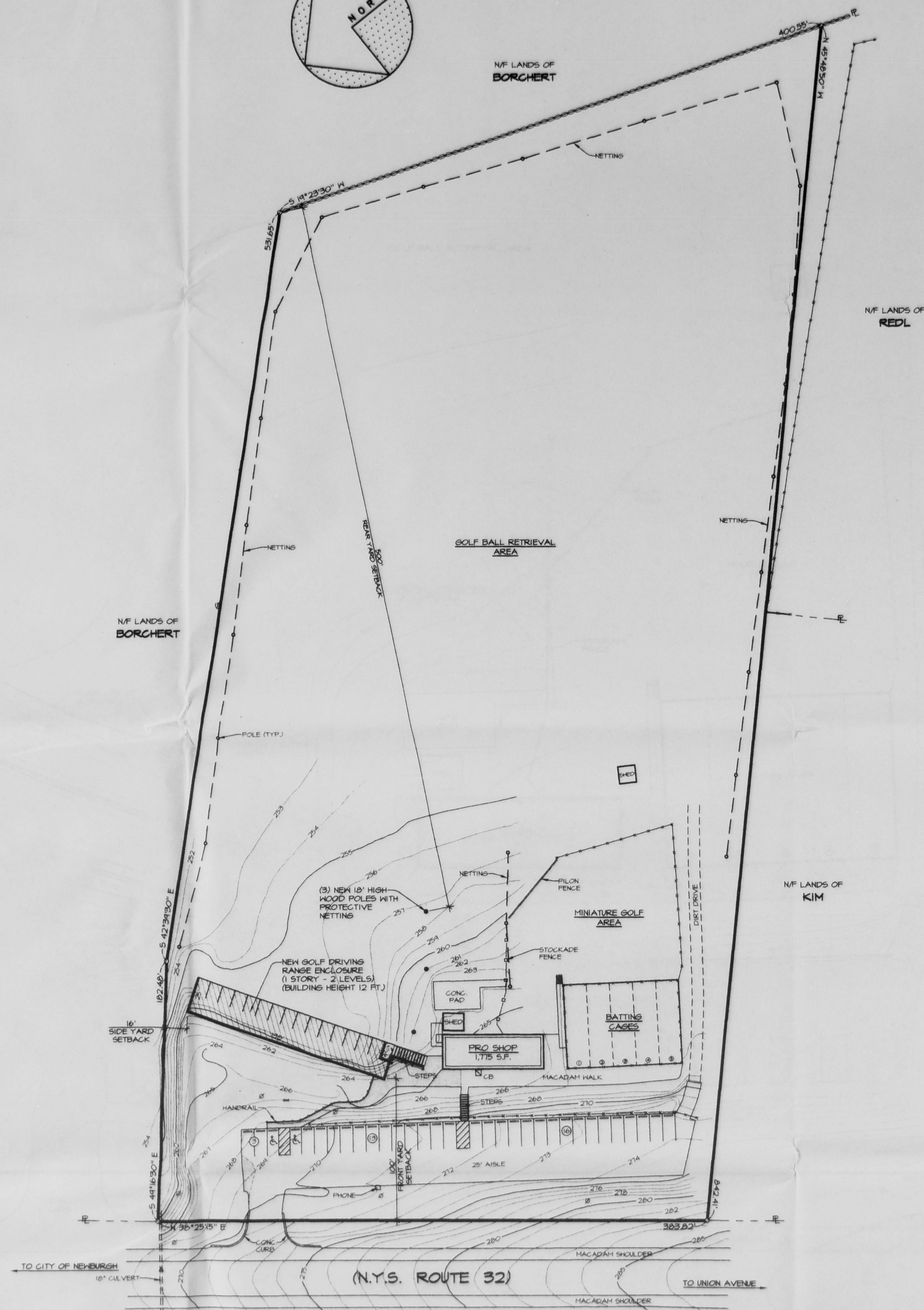
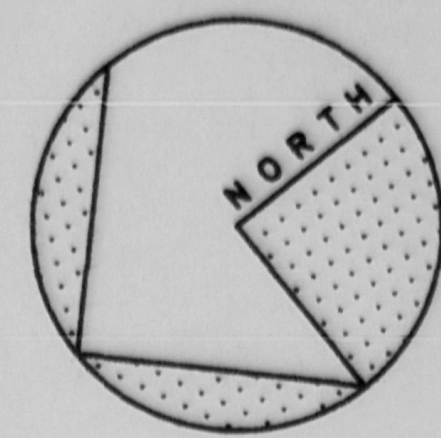
James R. Petro
Print or Type Name of Responsible Officer in Lead Agency

Chairman
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date



ZONING SCHEDULE

ZONE: C, DESIGN SHOPPING			
USE: A-11, RECREATIONAL FACILITIES			
BULK REGULATIONS: C ZONE	REQUIRED	EXISTING	PROVIDED
MIN. LOT AREA	5 ACRES	6.76 ACRES	6.76 ACRES
MIN. LOT WIDTH	200 FT.	303 FT.	303 FT.
MIN. FRONT YARD DEPTH	100 FT.	112 FT.	100 FT.
MIN. SIDE YARD - ONE	50 FT.	16 FT. *	16 FT. *
MIN. SIDE YARD - BOTH	100 FT.	140 FT.	140 FT.
MIN. REAR YARD DEPTH	50 FT.	520 FT.	500 FT.
MIN. STREET FRONTAGE	50 FT.	303 FT.	303 FT.
MAX. BUILDING HEIGHT	10 FT.	10 FT.	10 FT.
MAX. FLOOR AREA RATIO	N/A	N/A	N/A
DEVELOPMENT COVERAGE	10 %	14.6 % *	14.4 % *
OFF-STREET PARKING			
4 SPACES PER ACRE (6.76 ACRES x 4 SPACES PER ACRE)	21 SPACES		
OFFICE / RETAIL			
1 SPACE PER 150 S.F. OF FLOOR AREA (1,715 S.F. / 150 S.F. PER SPACE)	12 SPACES 34 SPACES		32 SPACES *

* DENOTES PRE-EXISTING NON-CONFORMING CONDITIONS

LEGEND

EXISTING	NEW
275 1' CONTOUR	18' HIGH WOOD POLE
275 5' CONTOUR	MACADAM PAVEMENT
BOUNDARY	
ADJ. PROPERTY LINE	
CB CATCH BASIN	
UTILITY POLE	
10' ST- STORM SEWER	
CHAIN LINK FENCE	

NOTES

- ZONING DISTRICT: C ZONE: DESIGN SHOPPING
- RECORD OWNER & APPLICANT: GERARD L. IMPELLITTIERE, JR.
C/O DUFFER'S HIDE-A-WAY
134 WINDSOR HIGHWAY
NEW WINDSOR, NEW YORK 12550
- TOTAL PARCEL AREA: 6.76+ ACRES
- TAX MAP DESIGNATION: SECTION 9, BLOCK 1, LOT 25.21
- THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED AS APPROXIMATE. PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS.
- UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O.): SECTION 11B OF THE PUBLIC SERVICE LAW, ARTICLE 36 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE 53 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLASTING. UNDERGROUND UTILITIES CALL CENTER TEL. NO. 1-800-462-7462. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS.
- BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY INFORMATION OBTAINED BY ROBERT D. KALAKA, L.S. IN SEPTEMBER OF 1994.
- VARIANCES WERE OBTAINED FROM THE TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS ON NOV. 13, 1994 FOR THE 50 FOOT HIGH WOOD POLES ALONG THE PROPERTY'S PERIMETER. SITE PLAN APPROVAL FOR THE WOOD POLES WAS GRANTED BY THE NEW WINDSOR PLANNING BOARD ON APRIL 25, 1995.

TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL

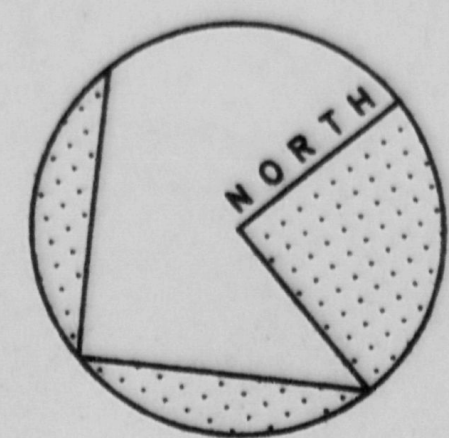
SITE PLAN SUBDIVISION CHARTER LINE CHANGE
APPROVAL GRANTED BY TOWN OF NEW WINDSOR
NOV 10 1999
PLANNING BOARD ON *Gerard L. Impellittiere, Jr.*
BY *Robert D. Kalaka*
SEAL



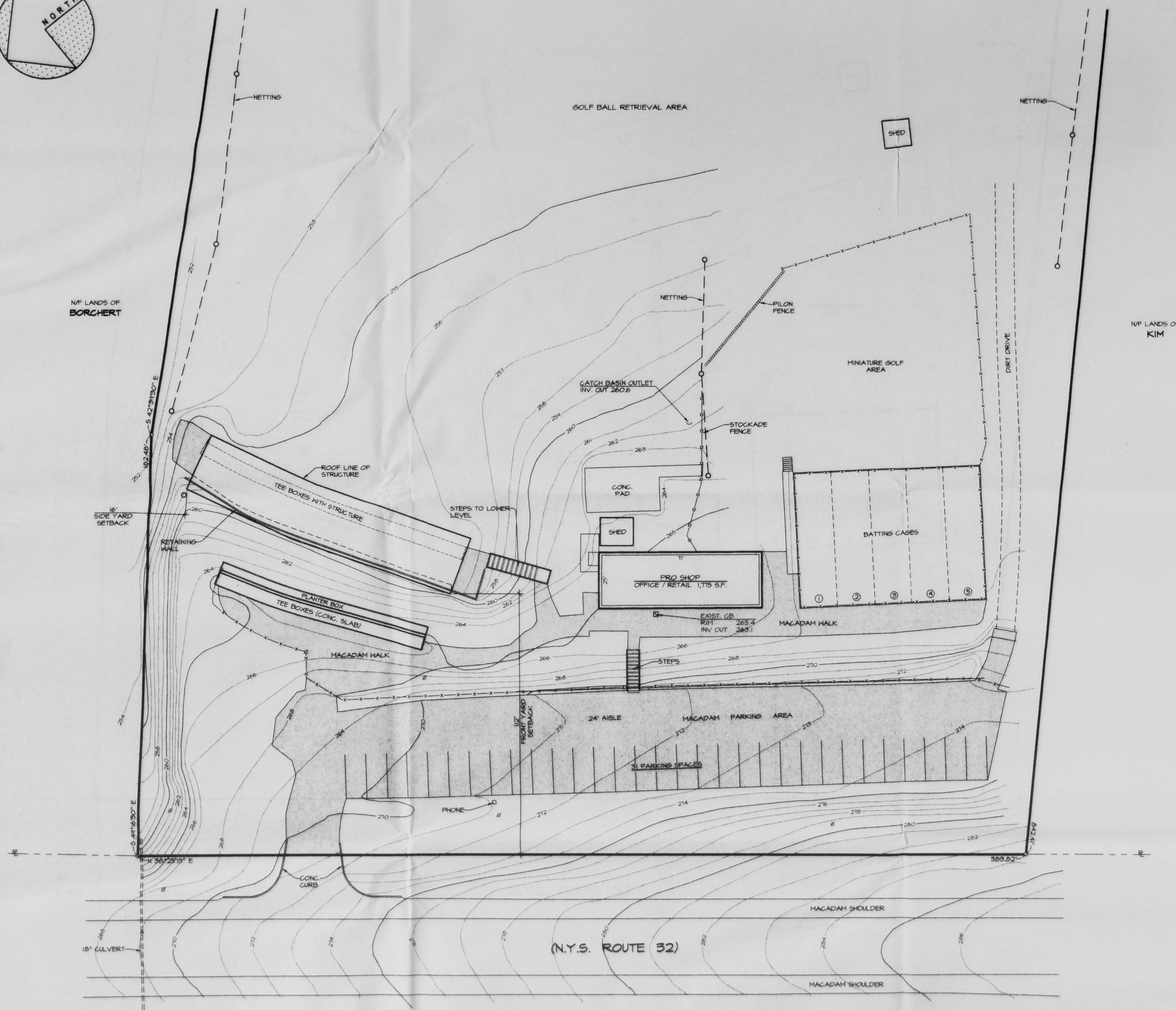
Shaw Engineering
Consulting Engineers
744 Broadway
Newburgh N.Y. 12550

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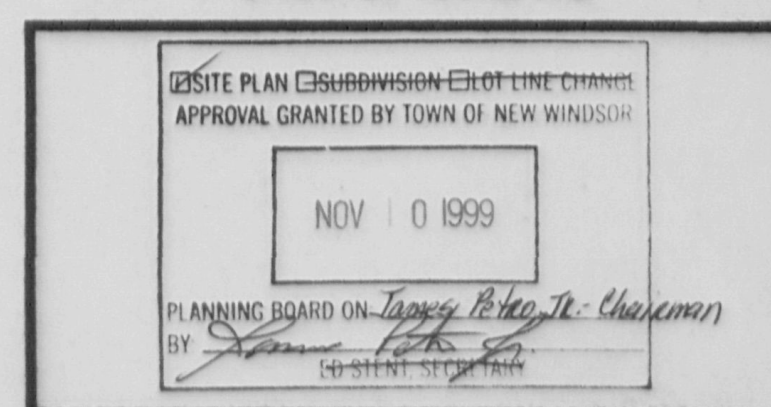
Drawn By: J.R.J.	Drawing: SITE PLAN	1 OF 3
Checked By: G.J.S.	Project: NEW GOLF DRIVING RANGE ENCLOSURE - PHASE I - FOR DUFFER'S HIDE-A-WAY, INC.	Project No. 9912
Scale: 1"=40'		
Date: 10-7-1999		
ISSUE	REVISION	DATE
1	DELETED PHASE 2, ADDITIONAL EXISTING CONTOURS	10-27-1999



LEGEND	
EXISTING	
1" CONTOUR	---
5' CONTOUR	---
BOUNDARY	---
ADJ. PROPERTY LINE	---
CATCH BASIN	CB
UTILITY POLE	U
CHAIN LINK FENCE	---
MACADAM PAVEMENT	---



TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL



Shaw Engineering
Consulting Engineers

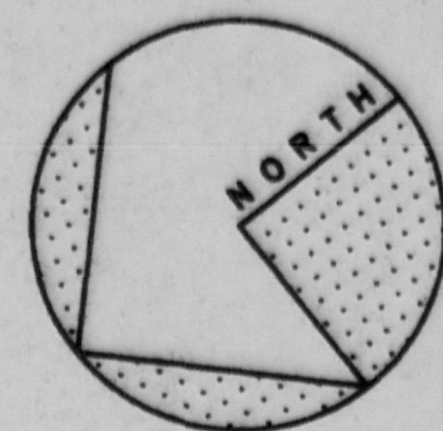
744 Broadway Newburgh N.Y. 12550

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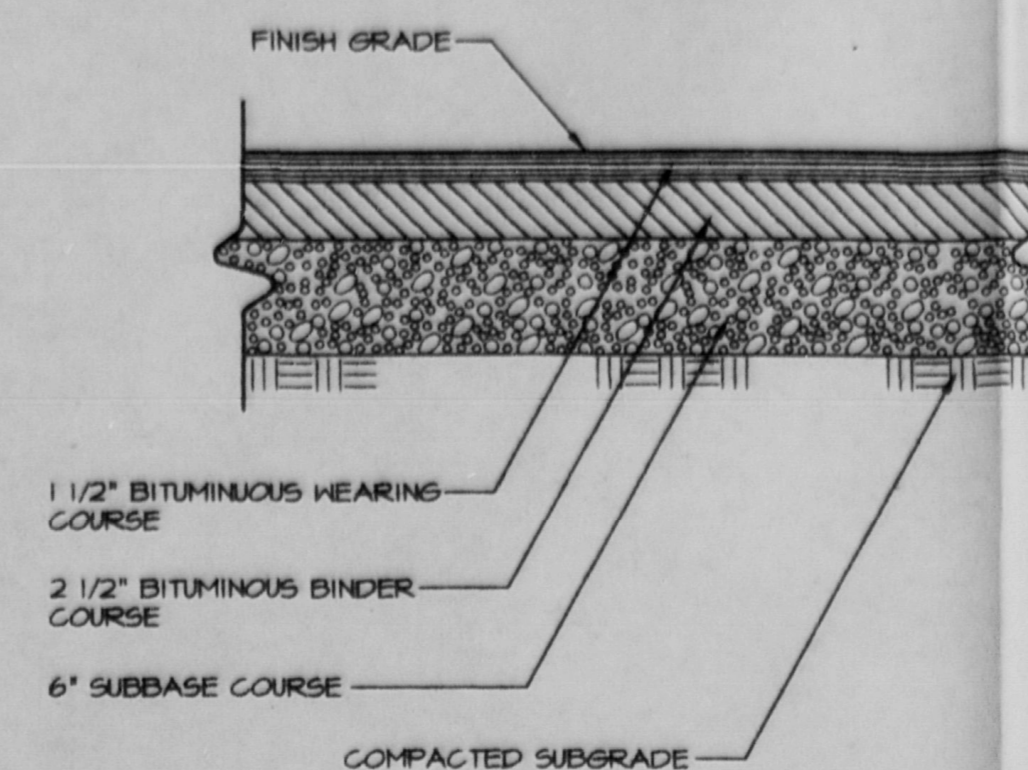
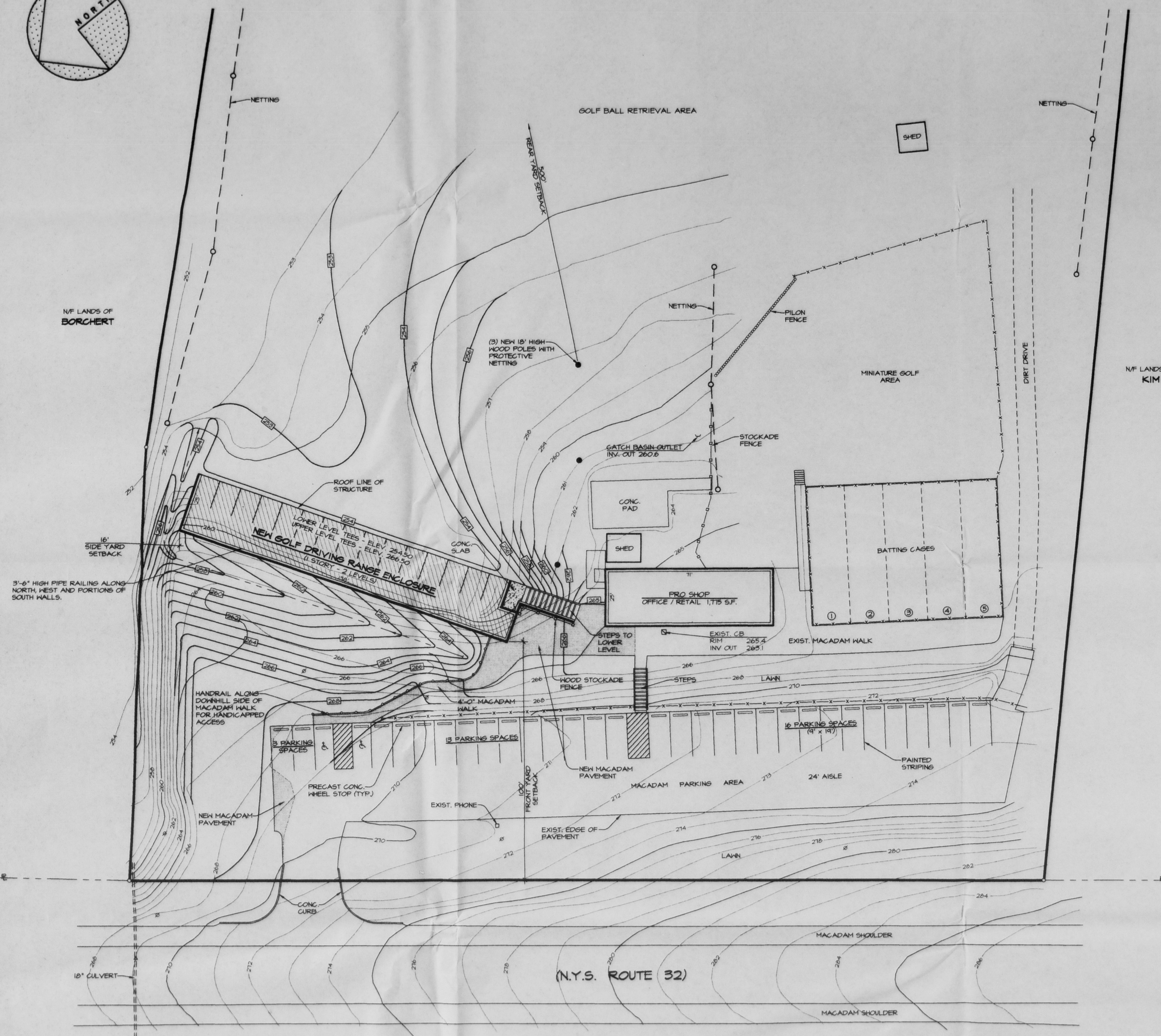
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				Drawing: EXISTING CONDITIONS PLAN		2 OF 3	
				Checked By: G.J.S.		Project: NEW GOLF DRIVING RANGE ENCLOSURE - PHASE I - FOR DUFFER'S HIDE-A-WAY, INC.	
				Scale: 1"=20'		WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.	
				Date: 10-7-1999		Project No. 9912	
1		ADDITIONAL EXISTING CONTOURS		10-27-1999			
ISSUE		REVISION		DATE			

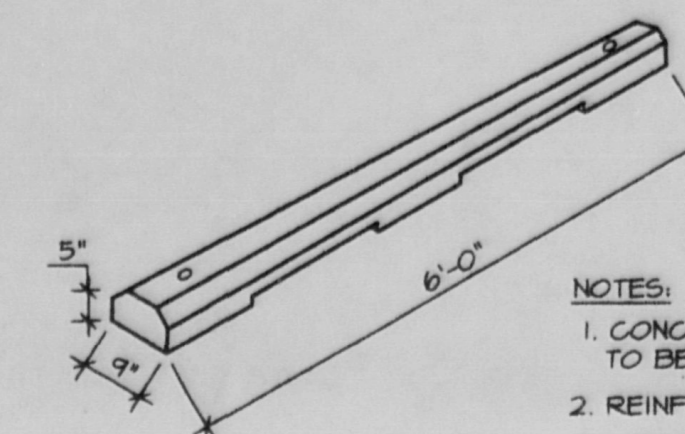


N/F LANDS OF
BORCHERT



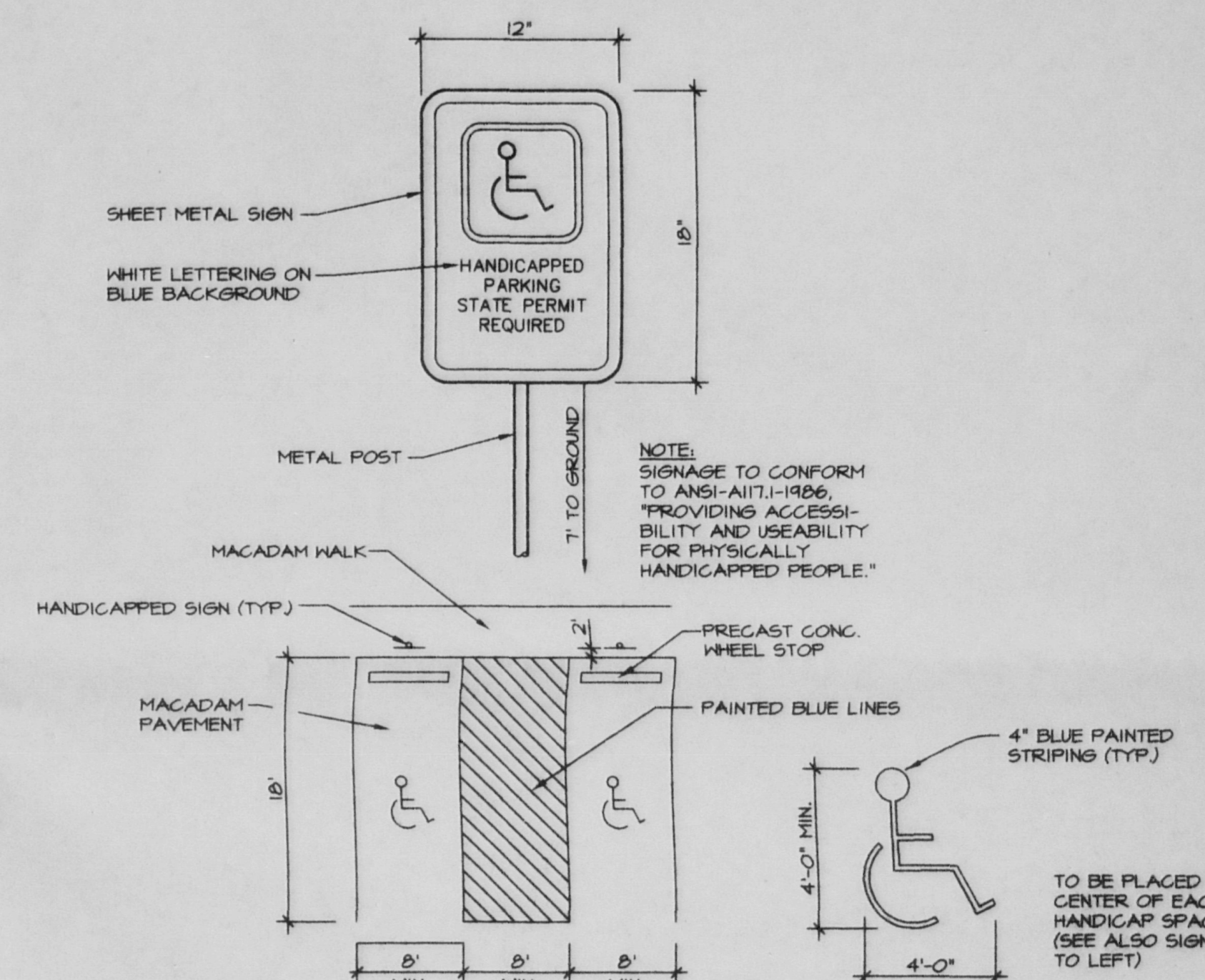
ON - SITE ASPHALT PAVEMENT
NOT TO SCALE

LEGEND	
EXISTING	NEW
275 1' CONTOUR	250 FINISHED GRADE
275 5' CONTOUR	15' HIGH WOOD POLE
BOUNDARY	MACADAM PAVEMENT
ADJ. PROPERTY LINE	
CATCH BASIN	
UTILITY POLE	
CHAIN LINK FENCE	



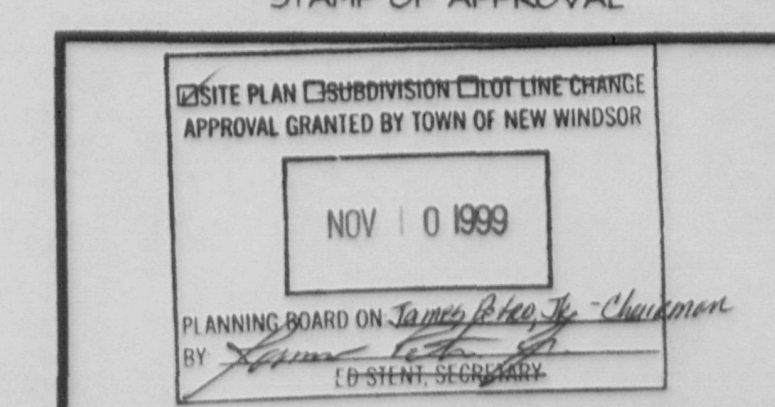
- NOTES:
1. CONCRETE MINIMUM STRENGTH TO BE 4000 PSI AT 28 DAYS.
 2. REINFORCEMENT - #4 REBAR.
 3. MANUFACTURED BY WOODWARD'S CONCRETE PRODUCTS, INC.

WHEEL STOP DETAIL
NOT TO SCALE



HANDICAPPED SIGN & SPACE DETAIL
NOT TO SCALE

TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL



Shaw Engineering
Consulting Engineers

744 Broadway Newburgh N.Y. 12550

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Drawn By: J.R.J.	Drawing: SITE PLAN	3 OF 3
Checked By: G.J.S.	Project: NEW GOLF DRIVING RANGE ENCLOSURE - PHASE I - FOR DUFFER'S HIDE-A-WAY, INC.	Project No. 9912
Scale: 1"=20'	WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.	
Date: 10-7-1999		